



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Flat 1, Stafford Lodge 2 Crosby Road, ALUM CHINE BH4 8JD

£475,000

The Property

Just a stones throw away from the tranquil beachfront, this stunning ground floor apartment offers a serene coastal lifestyle with modern comforts. The home embraces a neutral decor palette with thoughtfully designed living space to include a generous lounge featuring attractive box bay window and French doors to a terrace, a well fitted kitchen with integrated appliances, three good size bedrooms, bedroom one also features a box bay window plus an en-suite bath/shower room and there is also a principal bath/shower room. Additionally, there is an allocated parking space, outside storage ideal for bicycles and paddle boards etc and a share of the freehold - this home would make a fantastic holiday home or main home alike and with no onward chain, this is a must see.

Experience the ultimate beachfront lifestyle being just steps away from the pristine sandy beaches and scenic coastline promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Whether you're a water sports enthusiast or simply seeking a tranquil retreat by the sea, the water here is perfect for a relaxed paddle-boarding session or a refreshing dip. The stylish village of Westbourne with its laid back ambiance is within comfortable reach and there you can indulge in the many cafe bars, boutique shops and varied dining options as well as the usual high street names such as Marks and Spencer food hall. Transport links are also readily available with numerous bus services operating to surrounding areas plus main line rail stations at both Branksome and Bournemouth with links to London Waterloo.

AGENTS NOTE - PETS & HOLIDAY LETS

Pets (HOLIDAY BASIS ONLY, NOT PERMANENT USE) - We are advised pets will be considered with PRIOR approval from the directors on a 'holiday basis' only, pets are not permitted on a permanent basis.

Holidays Lets - Not permitted.

COMMUNAL ENTRANCE HALL

Secure entry system with front door through to the apartment.

L SHAPED ENTRANCE HALL

'L' shaped hallway with airing cupboard and useful storage cupboard.

LOUNGE/DINING ROOM

22' 1" x 11' 1" (6.73m x 3.38m) which increases to 18'6" in the lounge area. Front aspect UPVC double glazed box bay window, French doors open on to the patio, radiators.

PRIVATE TERRACE

A generous terrace ideal for alfresco entertaining.

KITCHEN/BREAKFAST ROOM

13' 6" x 10' 6" (4.11m x 3.20m) Well equipped with a range of wall and base units with complimentary work surfaces, built-in electric oven and four point gas hob, integrated washing machine and dishwasher, space for free standing fridge/freezer.

BEDROOM ONE

14' 6" x 14' 3" (4.42m x 4.34m) UPVC double glazed box bay window to the front aspect, radiator, built-in wardrobes, door to the en-suite.

EN-SUITE BATH/SHOWER ROOM

Suite comprising bath, shower cubicle, w.c. and wash hand basin. Radiator and side aspect UPVC double glazed window.

BEDROOM TWO

11' 11" x 10' 7" (3.63m x 3.23m) UPVC double glazed window, radiator.

BEDROOM THREE

10' 4" x 9' 10" (3.15m x 3.00m) UPVC double glazed window to the side aspect, radiator.

BATH/SHOWER ROOM

Suite comprising bath, shower cubicle, wash hand basin and low level w.c. Radiator and rear aspect UPVC double glazed frosted window.

ALLOCATED PARKING

An allocated parking space is conveyed with the property.

OUTSIDE STORE

There is an outside residents store for the storage of bicycles, paddle boards etc.

TENURE - SHARE OF FREEHOLD

Length of Lease - 125 years from 2004
Maintenance - £1,320.00 per annum with FOUR MAINTENANCE DAYS A YEAR
Management Agent - Self Managed

COUNCIL TAX - BAND F